


महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम, १९६६  
च्या कलम ३७ (२) अन्वये सिडकोच्या विकास  
नियंत्रण नियमावलीमध्ये करावयाचा फेरबदल.

महाराष्ट्र शासन,  
नगर विकास विभाग.

शासन निर्णय क्रमांक: टिपीबी-४३०३/८०२/प्र.क्र.२७०/०४/नवि-११  
मंत्रालय, मुंबई : ४०० ०३२, दिनांक: २७ जानेवारी, २००५

शासन निर्णय:- सोबत जोडलेली अधिसूचना राज्य शासनाच्या साधारण राजपत्रात प्रसिध्द  
करण्यात यावी.

महाराष्ट्राचे राज्यपाल यांच्या आदेशानुसार व नांवाने,

  
(स. रा. किणी)

अवर सचिव, महाराष्ट्र शासन.

प्रति.

व्यवस्थापकीय संचालक, सिडको, निर्मल भवन, मुंबई.

संचालक, नगर रचना, महाराष्ट्र राज्य, पुणे.

उपसंचालक, नगर रचना, बृहन्मुंबई, मुंबई

व्यवस्थापक, शासकीय मध्यवर्ती मुद्रणालय, चर्नीरोड, मुंबई.

(त्यांना विनंती करण्यात येते की, सोबतची अधिसूचना महाराष्ट्र शासनाचे साधारण  
राजपत्र भाग-१, कोकण विभाग पुरवणीमध्ये प्रसिध्द करण्यात येवून त्याच्या प्रत्येकी २५ प्रती नगर  
विकास विभाग, मंत्रालय, मुंबई व उपसंचालक, नगर रचना, कोकण विभाग, नवी मुंबई यांना  
पाठविण्यात याव्यात.)

कक्ष अधिकारी (नवि-३)

(त्यांना विनंती करण्यात येते की, सोबतची अधिसूचना विभागाच्या वेबसाईटवर प्रदर्शित  
करण्याबाबत आवश्यक ती कार्यवाही करावी)

निवडनस्ती (नवि-११).

संक्षेप ३७ फाईल.

**Maharashtra Regional and Town  
Planning Act, 1966.**

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**Sanction to Modification, u/s 37(2) ...  
General Development  
Control Regulations (GDCR) for Navi  
Mumbai.**

**Government of Maharashtra  
Urban Development Department,  
Mantralaya, Mumbai 400 032.  
Dated 27<sup>th</sup> January, 2005.**

**NOTIFICATION**

**Maharashtra  
Regional &  
Town Planning  
Act 1966.**

No. TPB- 4303/802/CR-270/04/UD-11:-

Whereas the Government of Maharashtra in exercise of the powers conferred by sub-section (3A) of the section 113 of the Maharashtra Regional and Town Planning Act, 1966 (hereinafter referred to as "the said Act") declared by Notification, Urban Development, Public Health and Housing Department, No. RPB 1171/18124/113/II-W, dated the 20<sup>th</sup> March, 1971, and by Notification Urban Development, Public Health and Housing Department No. RPB 1173-II RPC, dated the 16<sup>th</sup> August, 1973, City and Industrial Development Corporation of Maharashtra Limited (being a company owned and controlled by the Government of Maharashtra) (hereinafter referred to as "the said Corporation") as the New Town Development Authority for the said area comprised in the site of Navi Mumbai as specified therein;

And whereas, in exercise the powers conferred by the provisions of the said Act and all the powers enabling it in this behalf the said Corporation made the General Development Control Regulations (GDCRs) for Navi Mumbai, (hereinafter referred to as "the said Regulations");

And whereas, the Government of Maharashtra in the Urban Development and Public Health Department approved the Development Plan of Navi Mumbai together with the said Regulations in exercise of the powers conferred by the section 31 of the said Act, by Notification No. RPB 1175/635/B-UD-5 dated the 18<sup>th</sup> August, 1979, published in the Maharashtra Government Gazette, dated 27<sup>th</sup> September, 1979;

And whereas the said Corporation ceased on and from 16<sup>th</sup> December, 1994 to be the Planning Authority in the area of Navi Mumbai more particularly specified in the

schedule to the Government order No. NMC 1692/1187/CR-138/94/UD-24 dated 16<sup>th</sup> December, 1994, as specified therein for which the Navi Mumbai Municipal Corporation is the Planning Authority in substitution to the said Corporation;

And whereas, the said Corporation decided to make further amendments/modifications as per the Government directives from time to time (hereinafter referred to as "the said Modification") in the said Regulation for application to Navi Mumbai exclusive of the area encompassed within the territorial jurisdiction of the Navi Mumbai Municipal Corporation;

And whereas, the said Corporation, after following legal formalities laid down under section 37 of the said Act, has submitted the said modification proposal to Government for sanction vide letter No.CIDCO/ACP/295/Adms/267 dated 21/4/2003;

And whereas, no suggestion/objection was received from the Public with regard to the aforesaid modification;

And whereas, after consulting the Director of Town Planning, Maharashtra State, Pune, the Government is of the opinion that the said modification should be approved with modified version;

Now, therefore, in exercise of the powers conferred by sub-section (2) of the said Act, Government hereby:-

- a) Sanctions the said modification proposal as described in the Schedule attached herewith;
- b) Fixes the date of publication of this Notification in the official gazette as the date of coming into force of these modification;
- c) Directs the said Corporation that in the schedule of modifications appended to the aforesaid modification sanctioning the said Regulations after the last entry, the above (a) shall be added.

By order and in the name of the Governor of Maharashtra,

  
(S.R. Kini)

Under Secretary to Government.

**Note:-** This Notification is available on Government web site [urban.maharashtra.gov.in](http://urban.maharashtra.gov.in)

### **SCHEDULE**

<b>Sr. No.</b>	<b>CIDCO's proposal</b>	<b>Modified Version sanctioned by Govt.</b>
1	<p><u><b>Addition of New Appendix-V:</b></u> Commercial use of lands in the possession of the Maharashtra State Road Transport Corporation.</p> <p>Notwithstanding anything to the contrary contained in these Regulations or the Development Plan/ Planning Proposals, land in the possession of the Maharashtra State Road Transport Corporation shall be allowed to be developed for commercial use to the extent of 50% of the admissible floor space index subject to the general restrictions otherwise applicable to such development, and also in accordance with the Government of Maharashtra, Home Department, Resolution No. STC 3400/CR 148/TRA-1 dated 1<sup>st</sup> February, 2001, as may be modified from time to time</p>	<p><u><b>Addition of New Appendix-V:</b></u> Commercial use of lands in the possession of the Maharashtra State Road Transport Corporation.</p> <p>Notwithstanding anything to the contrary contained in these Regulations or the Development Plan/ Planning Proposals, land in the possession of the Maharashtra State Road Transport Corporation shall be allowed to be developed for commercial use to the extent of 50% of the admissible floor space index subject, however, to the general restrictions otherwise applicable to such development, and also in accordance with the Government of Maharashtra, Home Department, Resolution No. STC 3400/CR 148/TRA-1 dated 1<sup>st</sup> February, 2001, as may be modified from time to time</p>
2	<p>Addition of new definition after 3.27: Definition of Biotechnology Unit:</p> <p>The Biotechnology Unit shall mean and include Biotechnology units which are certified by the Development Commissioner (Industries) or any other officer authorised by him in this behalf.</p>	<p>Addition of new definition after 3.27: Definition of Biotechnology Unit:</p> <p>The Biotechnology Unit shall mean and include Biotechnology units which are certified by the Development Commissioner (Industries) or any other officer authorised by him in this behalf.</p>

3	<p>Modification to the clause No. 14.4.3. Addition of the following:</p> <p>Biotechnology unit shall be permitted on all plots fronting on roads having width <b>11 mt.</b> or more.</p>	<p>Modification to the clause No. 14.4.3. Addition of the following:</p> <p>Biotechnology unit shall be permitted on all plots fronting on roads having width <b>11 mt.</b> or more.</p>
4	<p>Modification to regulation 16.3 (1A) clause D. Additional FSI to Biotechnology unit:</p> <p>The Managing Director may permit the additional FSI exceeded by 100% in respect of buildings in independent plots of Biotechnology establishment set up by Public Bodies like MHADA, SEEPZ, MIDC, SICOM, CIDCO or their joint venture companies having more than <b>51%</b> stake of these bodies or lessees of this public bodies having plots exclusively used for Biotechnology units, subject to terms and conditions as he may specify.</p> <p>Provided that in case additional FSI allowed in respect of Biotechnology unit as aforesaid, <b>with due consideration to the other provisions laid down under GDCRs, premium as determined by the Corporation shall be paid.</b></p>	<p>Modification to regulation 16.3 (1A) clause D. Additional FSI to Biotechnology unit:</p> <p>The Managing Director may permit the additional FSI exceeded by 100% in respect of buildings in independent plots of Biotechnology establishment set up by Public Bodies like MHADA, SEEPZ, MIDC, SICOM, CIDCO or their joint venture companies having more than <b>11%</b> stake of these bodies or lessees of this public bodies having plots exclusively used for Biotechnology units, subject to terms and conditions as he may specify.</p> <p>Provided that in case additional FSI allowed in respect of Biotechnology unit as aforesaid, <b>with due consideration to the other provisions laid down under GDCRs, premium as determined by the Corporation shall be paid to the Corporation out of which 50% shall be payable to the Govt.</b></p>

Amr